

1 (IMC) and adjustments to and waivers to limited provisions under IMC Chapter 12, and zone
2 changes, as fully set forth in Sections _____ through _____ below Exhibits B and C (collectively,
3 the “Zone Change ZC-~~2020-01~~2020-001” and the “Zoning Code Amendment
4 ZCA-2020-002”)

5 WHEREAS, on May 1, 2020, the ~~Planning~~Economic and ~~Building~~Community
6 ~~Development~~ Department Director of the City of Inglewood directed Planning and Building
7 ~~Department~~Division staff to prepare various Project approval materials, including the Zone
8 Change ZC-2020-001 and Zoning Code Amendment ZCA-~~202-002~~2020-002, and
9 ~~scheduled~~schedule a public hearing before the Planning Commission.

10 WHEREAS, the proposal was set for a duly-noticed public hearing before the Planning
11 Commission in the City Council Chambers, Ninth Floor, of the Inglewood City Hall, on the
12 17th day of June 2020, beginning at the hour of 7:00 p.m.

13 WHEREAS, on June 17, 2020, the Planning Commission conducted the hearing at the
14 time and place stated in the notice and afforded all persons interested in the matter of the Zone
15 Change ZC-2020-001 and Zoning Code Amendment ZCA-~~202-002~~2020-002 to the IMC, or in
16 any matter or subject related thereto, an opportunity to be heard by the Planning Commission
17 and to submit any testimony or evidence in favor or against the proposed Zone Change
18 ZC-2020-001 and Zoning Code Amendment ZCA-~~202-002~~2020-002; and

19 WHEREAS, after taking public testimony and fully considering all the issues, the
20 Planning Commission determined that Zone Change ZC-2020-001 and Zoning Code
21 Amendment ZCA-2020-002 should be recommended for approval to the City Council as set
22 forth herein.

23 WHEREAS, pursuant to the California Environmental Quality Act, Public Resources
24 Code section 21000, et seq. (CEQA), the City prepared an Environmental Impact Report
25 (EA-EIR-2020-45) for the Project (EIR), which analyzes potential environmental impacts of
26 the Project, including Zone Change ZC-2020-001 and Zoning Code Amendment
27 ZCA-2020-002. Prior to making a recommendation on the Zone Change and Zoning Code
28 Amendment, the Planning Commission reviewed and considered the EIR and recommended

1 that the City Council certify the EIR, make certain environmental Findings, adopt a Statement
2 of Overriding Considerations (together, the CEQA Findings), and adopt a Mitigation
3 Monitoring and Reporting Program (MMRP) for the Project.

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5 **SECTION 2.**

6 NOW, THEREFORE, BE IT RESOLVED by the Inglewood Planning Commission,
7 based on the entirety of the materials before the Planning Commission, including without
8 limitation, agenda reports to the Planning Commission; the EIR and all appendices thereto and
9 supporting information; Resolution No. ___ (EIR Certification Resolution) including the CEQA
10 Findings and MMRP attached as ~~Exhibit A~~ Exhibits B and C thereto; all plans, drawings, and
11 other materials submitted by the Project Sponsor; minutes, reports, and public testimony and
12 evidence submitted as part of the City Council's duly-noticed meetings regarding the IBEC
13 Project; the record of proceedings prepared in connection with AB 987 pursuant to Public
14 Resources Code section ~~21168.8~~ 21168.6.8; and all other information contained in the City's
15 administrative record concerning the Project (collectively, the Record), which it has carefully
16 reviewed and considered, the Planning Commission finds as follows:

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18 1. That the foregoing Recitals are true and correct and made a part of this
19 Resolution.

20 2. That all procedural requirements for the Planning Commission to recommend
21 to the City Council approval of the Zone Change ZC-2020-001 and Zoning Code Amendment
22 ZCA-2020-002 have been followed;

23 3. That the proposed Zone Change and Zoning Code Amendment will be
24 consistent with the Inglewood General Plan, the Industrial land use designation in that they,
25 and the Inglewood International Business Park Specific Plan, as each is proposed to be
26 amended, for the reasons set forth in Exhibit D (General Plan Consistency Analysis) to
27 Planning Commission Resolution No. ___ (General Plan Amendment Resolution), which are
28 incorporated herein by reference, and will support, among others, the following

1 ~~policies~~objectives:

2 a. ~~Facilitate the allocation of land in the City to satisfy the multiple~~
3 ~~needs of residents but recognize that land is a scarce resource to be conserved rather~~
4 ~~than wasted~~Provide for the orderly development and redevelopment of the City
5 while preserving a measure of diversity among its parts.

6 b. Help promote sound economic development and increase
7 employment opportunities for the City's residents by responding to changing
8 economic conditions.

9 c. Help promote Inglewood's image and identity as an independent
10 community within the Los Angeles metropolitan area.

11 4. ~~That the changes to the text of Chapter 12 and establishment of the SE~~
12 ~~Overlay~~proposed Zone Change will not constitute the granting of a special privilege to a
13 property owner inconsistent with the current or designated uses or limitations of other
14 properties in the vicinity.

15 5. ~~That a change of zone classification to establish~~ The addition of the SE
16 Overlay Zone to the base underlying zoning will facilitate the development of a Sports and
17 Entertainment Complex and a hotel, consistent with and complementary to other major
18 event venues and related commercial development in the vicinity. The properties within
19 the Project site that would be designated as C-2A form a group of contiguous properties
20 adjacent to other properties with existing C-2A zoning classifications, are located within
21 the CNEL 65 dB noise contour for the LAX Airport, and would permit commercial uses
22 compatible with the CNEL 65 dB noise contour. Other properties in the immediate vicinity
23 are also located in the CNEL 65 dB noise contour and are subject to similar limitations
24 regarding compatible uses.

25 5. That the proposed Zone Change will be appropriate for the subject property
26 in terms of the adequacy of the site to accommodate land uses permitted by the proposed
27 zone. The Project site is of sufficient size to accommodate the development permitted
28 under the proposed SE Overlay Zone and allow it to function efficiently, and it is

1 well-served by existing transportation infrastructure. Furthermore, the proposed
2 regulations of the SE Overlay Zone, along with the SEC Development Guidelines, as
3 further described in Planning Commission Resolution No. _____ (SEC Development
4 Guidelines Resolution), provide standards and guidelines to ensure that permitted
5 development is accommodated within the Project site and compatible with adjacent uses,
6 including standards to establish setbacks, maximum height, parking and loading
7 requirements, vehicular and pedestrian access, lighting and signage, building massing, and
8 other aspects of the Project.

9 6. That ~~a change to the text of this Chapter~~ proposed Zoning Code Amendment
10 will not constitute the establishment of unique standards, offering special privilege to a
11 particular individual or group of individuals, that is inconsistent with the general intent of
12 the provisions of this Chapter or that may be detrimental to the general welfare of the
13 community. The standards to be established in the SE Overlay Zone and SEC
14 Development Guidelines are consistent with the general intent of the Planning and Zoning
15 Code and will facilitate the orderly, well-planned development of the previously
16 underdeveloped Project site with a state-of-the-art entertainment facility and related uses
17 and will enhance the social, cultural, and recreational vitality of the community, promote
18 economic development, and increase employment opportunities for the City's residents.
19 Such facilities and uses are specialty uses with unique characteristics such as venue
20 capacity, anticipated event activity and operations, related or supporting ancillary
21 development, and adjacent uses, which require specialized, specific land use planning
22 considerations. In addition to the standards and regulations to be established in the
23 proposed SE Overlay Zone and SEC Design Guidelines, the Project includes an extensive
24 set of project design features, mitigation measures, and conditions of approval pursuant to
25 AB 987 to ensure that development of the Project will enhance, and not be detrimental to,
26 the general welfare of the community, as further described in the Resolution No. _____ (EIR
27 Certification Resolution) including the CEQA Findings and MMRP attached as Exhibits B
28 and C thereto.

1 7. That the proposed Zone Change and Zoning Code Amendment establish
2 appropriate land uses and development standards for the efficient and orderly development
3 of the Project and the adoption of the Zone Change and Zoning Code Amendment is
4 reasonably related to protection of the public health, safety, and welfare, for the reasons
5 described in paragraphs 4, 5, and 6 above, and as further described in the Planning
6 Commission Agenda Report and Planning Commission Resolution No. ____ (EIR
7 Certification Resolution), which includes a statement of overriding considerations.

8 8. ~~7-~~That an EIR has been prepared for the IBEC Project, including the
9 proposed Zone Change and Zoning Code Amendment, and must be certified by the City
10 Council prior to approval of Zone Change ZC-2020-001 and Zoning Code Amendment
11 ZCA-~~202-002~~2020-002. The Planning Commission has recommended that the City
12 Council certify the EIR and adopt CEQA Findings including a Statement of Overriding
13 Considerations for significant and unavoidable impacts of the Project that would remain
14 significant even with the implementation of all feasible mitigation measures specified in
15 the EIR, and adopt an MMRP for the Project in accordance with CEQA as provided in
16 Planning Commission Resolution No. ____ (EIR Certification Resolution).

17 **SECTION 3.**

18 BE IT FURTHER RESOLVED, that pursuant to the foregoing recitations and findings,
19 the Planning Commission of the City of Inglewood, California, hereby recommends that the
20 City Council approve and adopt Zone Change ZC-2020-001 and Zoning Code Amendment
21 ZCA-2020-002 in the form attached to this Resolution as Exhibit AB and Exhibit BC.

22 BE IT FURTHER RESOLVED, that the Secretary of the Planning Commission is
23 hereby instructed to forward a certified copy of this ~~resolution~~Resolution to the Project
24 Sponsor and to the City Council as a report, with the findings, and recommendations of the
25 Planning Commission pertaining to the Zone Change ZC-2020-001 and Zoning Code
26 Amendment ZCA-2020-002 attached hereto as Exhibit AB and Exhibit BC and to forward
27 a certified copy of all related files, data and instruments.

28 BE IT FURTHER RESOLVED, this ~~resolution~~Resolution, a recommendation to City

1 Council to approve Zone Change ZC-2020-001 and Zoning Code Amendment ZCA-2020-002
2 to the Inglewood Municipal Code attached hereto as Exhibit AB and Exhibit BC is passed,
3 approved and adopted this 17th day of June 2020.

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**Larry Springs, Chairperson
City Planning Commission
Inglewood, California**

ATTEST:

**Evangeline Lane, Acting Secretary
City Planning Commission
Inglewood, California**